



**FLEET STREET HISTORIC PROPERTY
REDEVELOPMENT PROPOSAL**

Rockville, Maryland

August 31, 2006

Miche Booz Architect, Inc.
208 Market Street
Brookeville, Maryland 20833
Telephone: 301-774-6911
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August 31, 2006

Judy Christensen
Preservation Planner III
City of Rockville, Maryland
111 Maryland Avenue
Rockville, MD 20850

Dear Ms. Christensen:

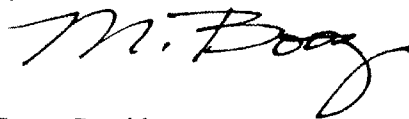
We are pleased to submit a proposal for the redevelopment of the Montgomery County-owned Fleet Street property. It is our professional opinion that the historic houses located on the property can be saved, restored and sold as part of a larger overlay development strategy to create much needed workforce housing near the Rockville city center.

The main features of our proposal include the following:

1. Site plan, streetscape view, and early concept rendering of the proposal showing new townhouses and detached houses interwoven with the historic fabric.
2. Streetscape renderings depicting proposed rehabilitations of the historic houses.
3. Site tabulations that record the unit density, parking, lot coverage, open space amenities and other zoning characteristics achieved by the proposal.

We have enclosed our proposal respectfully and hope that we can help you to achieve your goals and bring this project to fruition.

Sincerely,



Miche Booz, President
Miche Booz Architect, Inc.
A corporation organized under the laws of the State of Maryland.

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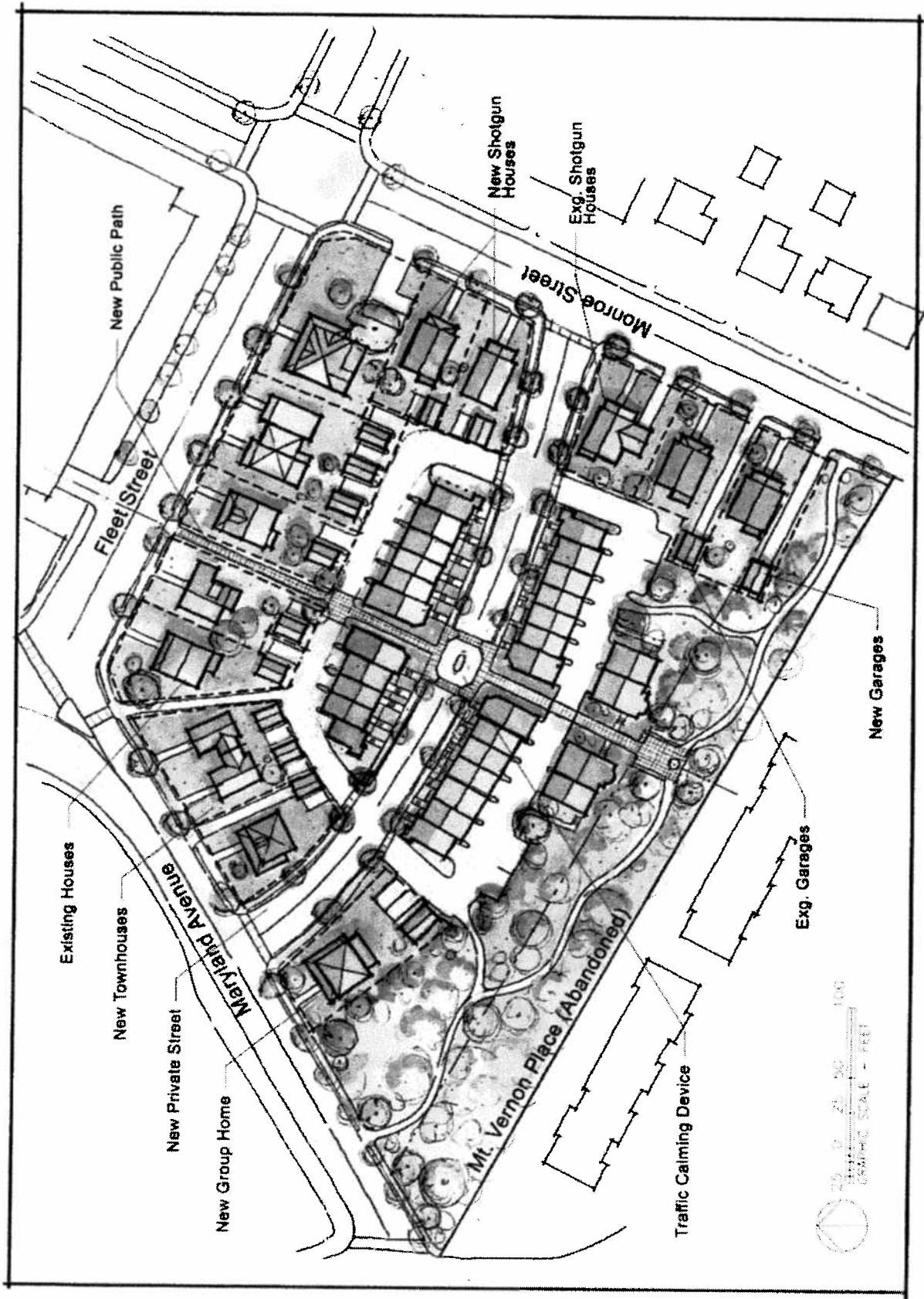
PROJECT DESCRIPTION

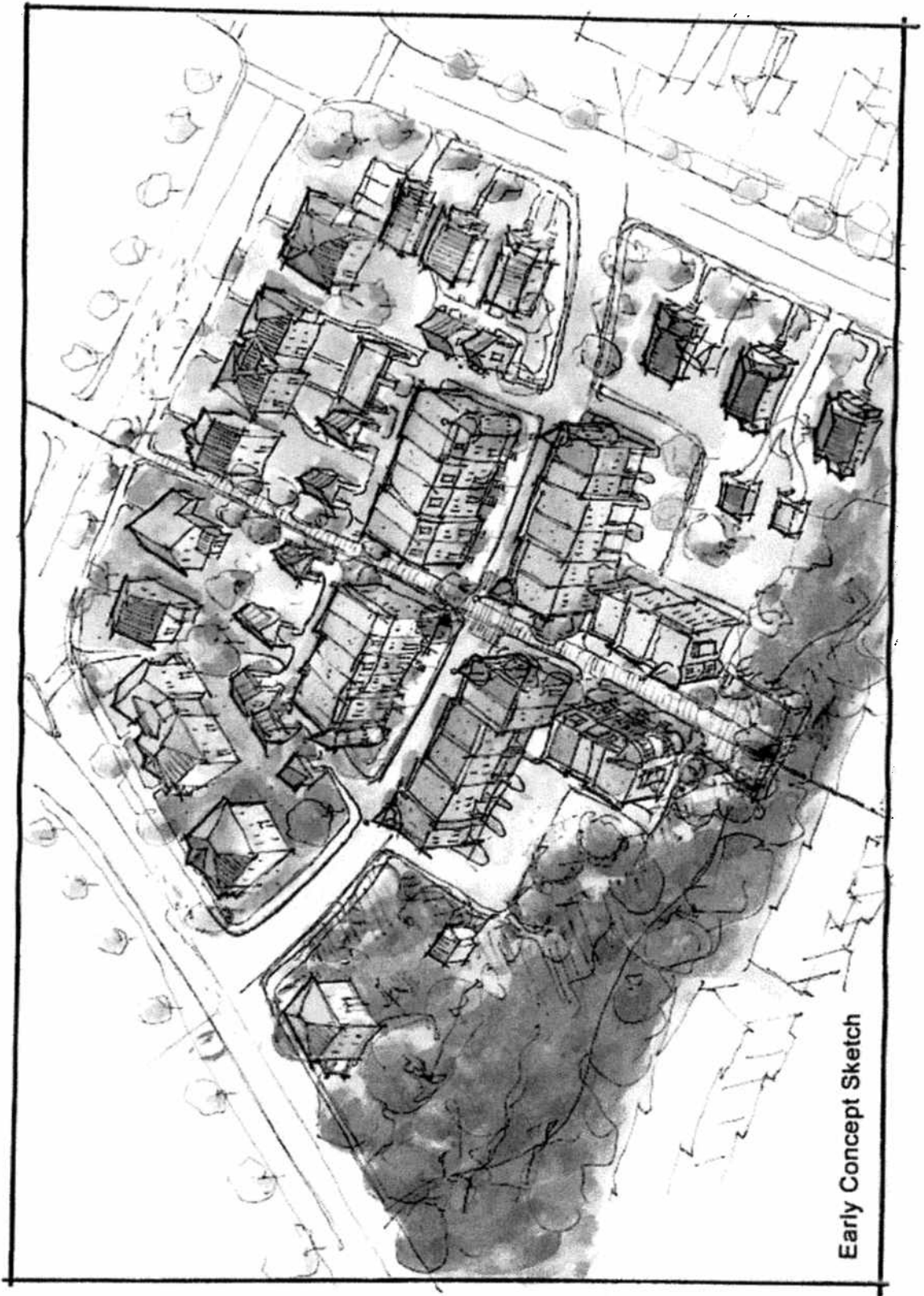
The drawings that follow represent our concept for the redevelopment of the Fleet Street property, as requested by the City of Rockville Historic Preservation office. Eight historic houses have been saved in the proposed plans, with the house at 209 Monroe Street being the only major structure demolished.

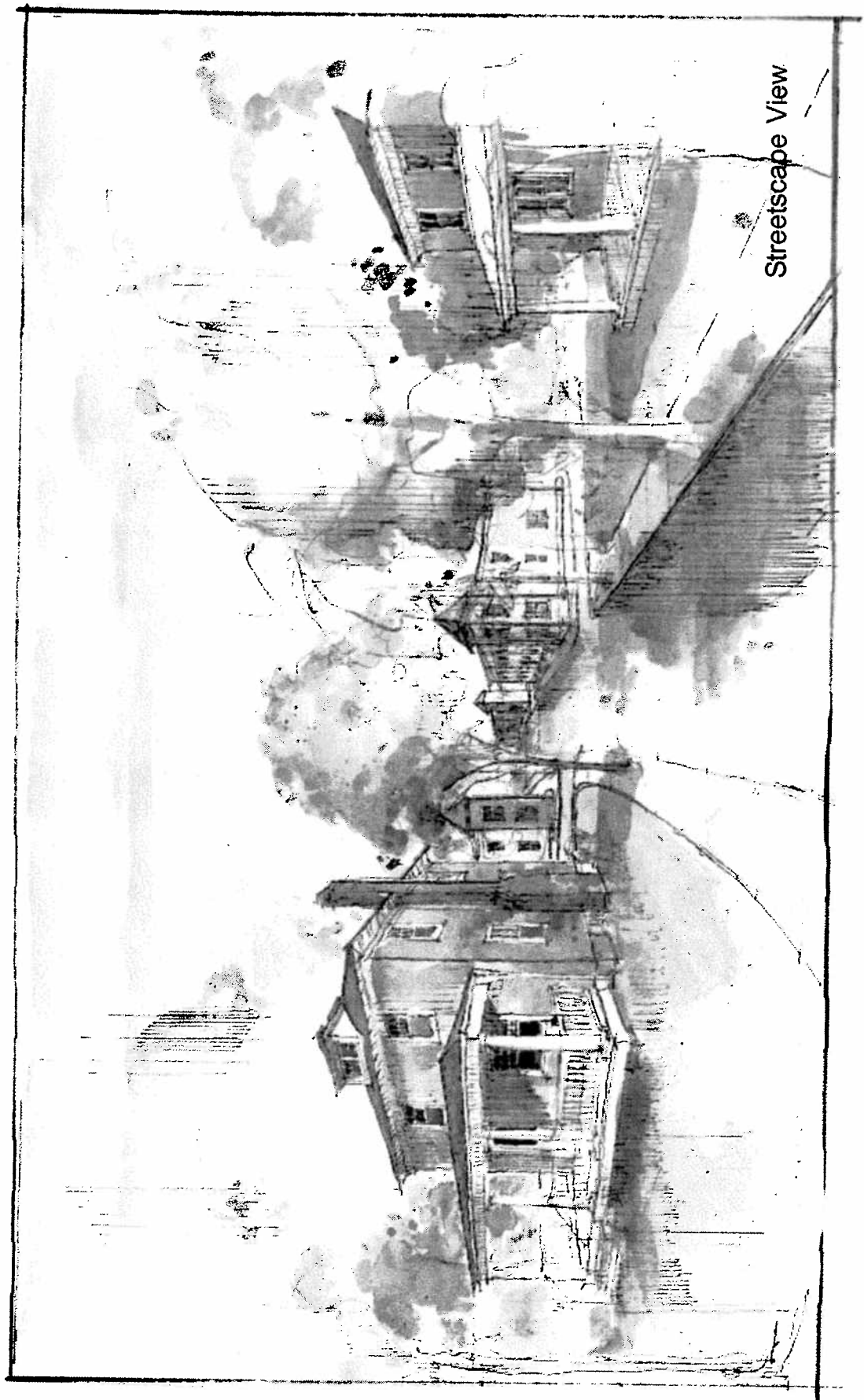
The general site strategy is to retain the historic houses along the three streets' edges (Fleet Street, Monroe Street, and Maryland Avenue), while creating a semi-urban inner block of townhouses and significant landscape amenities. The townhouses are accessed by their front addresses on a proposed private street that cuts east-west across the site, with the rears being accessed by new alleys. These alleys lead to at-grade two-car parking garages below each unit. The northern-most alley also acts as shared access to new and existing single-car garages serving the historic and proposed new houses. This band of garages sets up a transition buffer between the scale of the detached houses and the new townhouses. In both alleys, rear yards face neighboring rear yards; correspondingly, all front yards face street curbs and neighboring fronts.

Two of the proposed townhouse clusters are designed to fit neatly between their adjacent historic houses by utilizing the contextual scale, massing, setbacks, and architectural vocabulary of the historic resources they abut. The four-square hipped roof houses and colonial gabled houses, along with their associated porches, are precedents for these particular townhouses. One of the public amenities offered by this proposal is a network of pedestrian rights-of-way leading to a green space situated on the abandoned Mount Vernon Place. This park area is accessed directly from the parking garage to the north of the site, creating a vibrant crossroads through the middle of the site. The new group home has direct access to this proposed green space.

Some changes to the R-TH overlay zone are proposed by the concept plans, but the largely transitional spirit of the zone is respected. For example, while not explicitly forbidden, new detached houses are not listed as permitted uses in the R-TH zone. Our plans propose two new shotgun houses—a classic American workforce typology—to continue the rhythm of the existing houses along Monroe Street. Likewise, side setbacks between existing detached houses and new townhouses are not proscribed by the code, so our plans propose to reuse the contextual setbacks between existing houses as a guide.







SITE TABULATIONS

Zone: R-TH (Historic Overlay)

Exg. Site Acreage: 3.8433 Acres (167,413 SF)

Mt. Vernon Place Abandonment: 0.31 Acres

Total Tract Area: 4.2533 Acres (185,274 SF)

Site Density:

Max # of Units Allowed (at 4,000 SF of development per Unit): 46

Total # of Units Proposed: 44 (+ 1 Group Home)

- New Townhouse Units: 34
- New Detached Houses: 2
- New Group Home: 1
- Exg. Detached Houses: 8
- (Houses Demolished: 1)

Setbacks / Lot Coverage:

Setbacks: 30' From Public Street R.O.W.

Max. Building Height: 35'

Accessory Height: 15' (1 Story)

Max. Lot Coverage Allowed: 25% of site

Lot Coverage Proposed: approx. 25% of site (approx. 40% including all impervious surfaces such as streets, alleys, and parking)

Landscaping & Open Space*:

Required: 40%

Proposed: 40%

*Includes on-site tree save area and Mt. Vernon Place R.O.W. to be abandoned

Parking:

Required: 2.25 Spaces per Dwelling Unit

Proposed: 2 Cars per Unit + 4 alley spaces + 16 spaces on new private street

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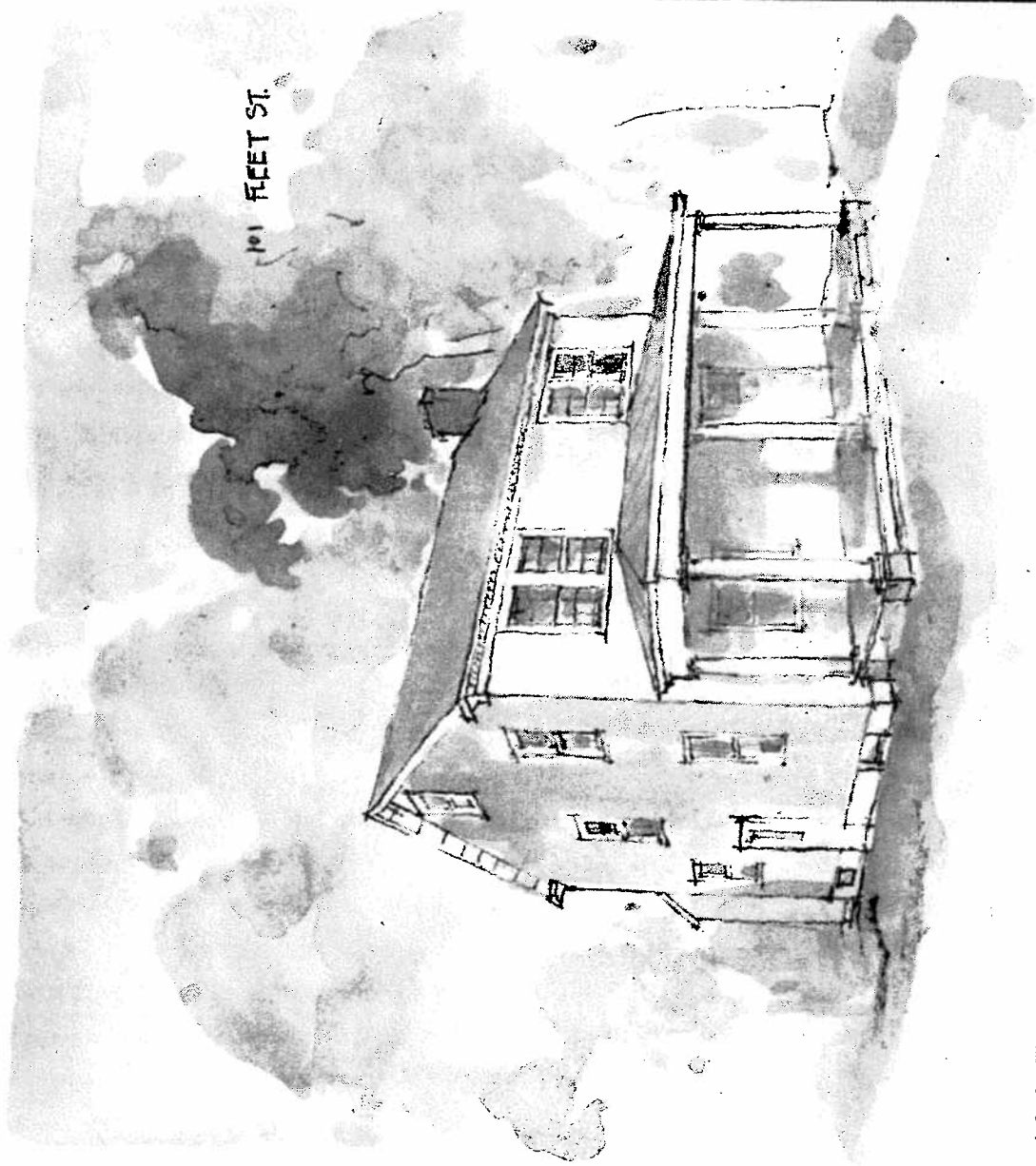
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REHABILITATION SUMMARY

The houses that are proposed to be rehabilitated are shown in the illustrations that follow. The exterior cosmetic changes made to the houses are evident in these sketches, but perhaps the more difficult questions of preservation and restoration work are still unanswered. Our experience with local houses of this vintage has provided us enough insight to expect that these houses are structurally stable. The construction quality of early 20th-century houses in this region is higher than we have grown to expect out of many of today's buildings. That said, having not inspected the interiors and structure of the houses in question, it is difficult to know the extent of repairs required to bring them up to today's codes and living standards. While we are confident these houses are salvageable and hopeful that they will be saved, the cost of this work is as yet unclear.

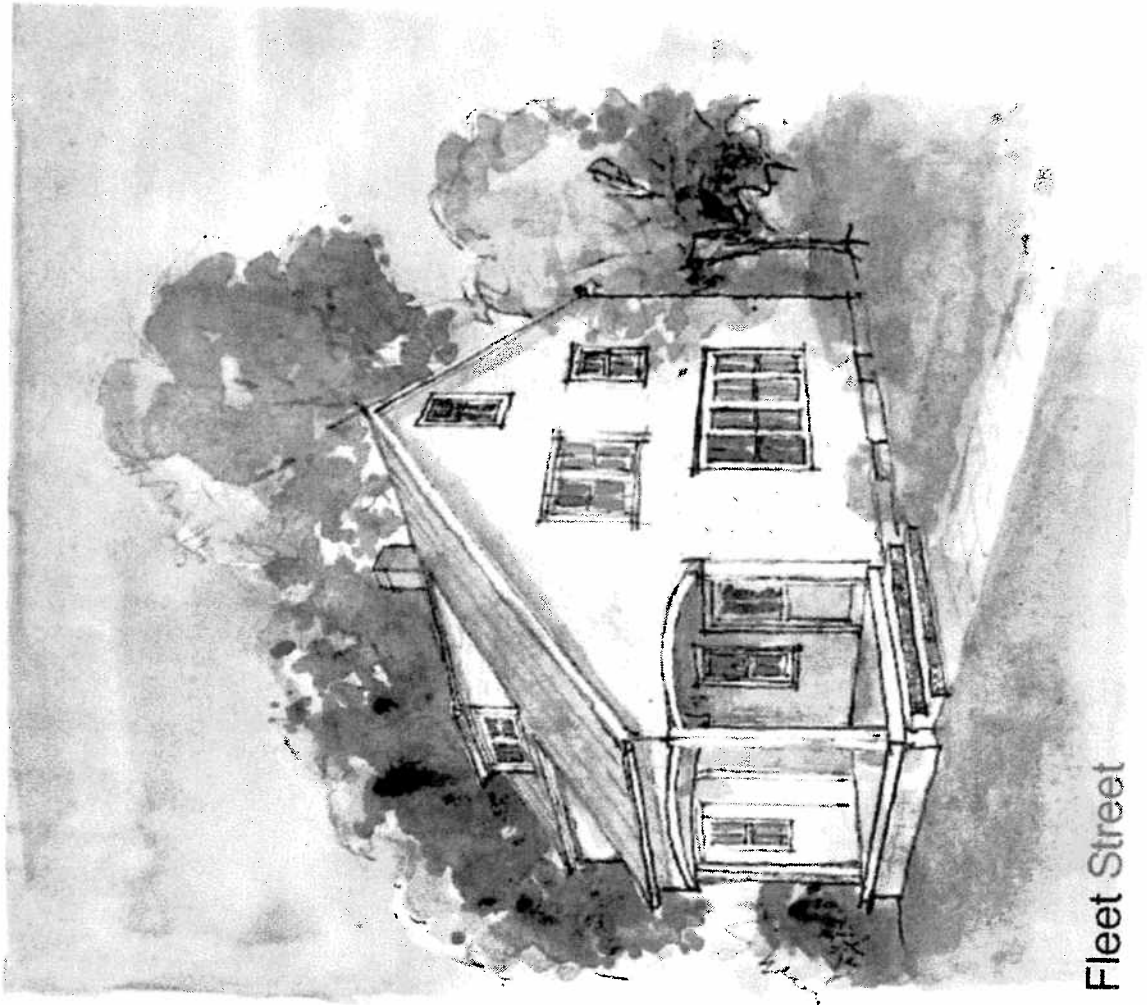
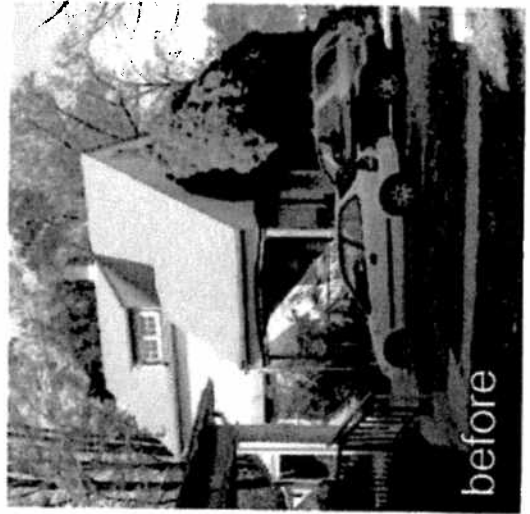
The purpose of this study is to show that the overlay zoning and redevelopment that would create higher densities than the site previously supported, and that is required by the workforce housing shortages we are facing, should not be at the expense of the legacy and cultural continuity provided by the historic fabric already in place. Indeed, one should support the other. In order to preface the next phase of study into the fate of these great houses, we can offer suggestions, in conjunction with any recommendations offered by the Historic Preservation office as to how they may be restored. These and other alterations to the existing houses may be in order for future accommodation and adaptive reuse.

The first step in the rehabilitations should be to define the earliest known state of the houses' material and architecture. The Maryland Historical Trust's Inventory of Historic Properties offers the most complete reference into the history of these houses. One might then introduce, within the limits of today's building materials and the budget for such a project, a historic redress of the houses' physical appearances. Wood or cementitious lap siding and/or board and batten could replace non-original stucco, plywood, and aluminum siding that may exist. Re-pointing, parging and/or painting of existing brick, block, and concrete walls may be in order. Windows and doors and their respective trim and case work should be stripped and repainted, re-stained or replaced with the highest quality reproduction possible. These may range from true or simulated divided light window replacements to solid core wood doors as appropriate. The design of these is alluded to in the following sketches, but should be advised upon individually by an experienced restoration architect. Finally the functional uses of the houses should be brought up-to-date within the original historic scale and massing, to the degree possible.

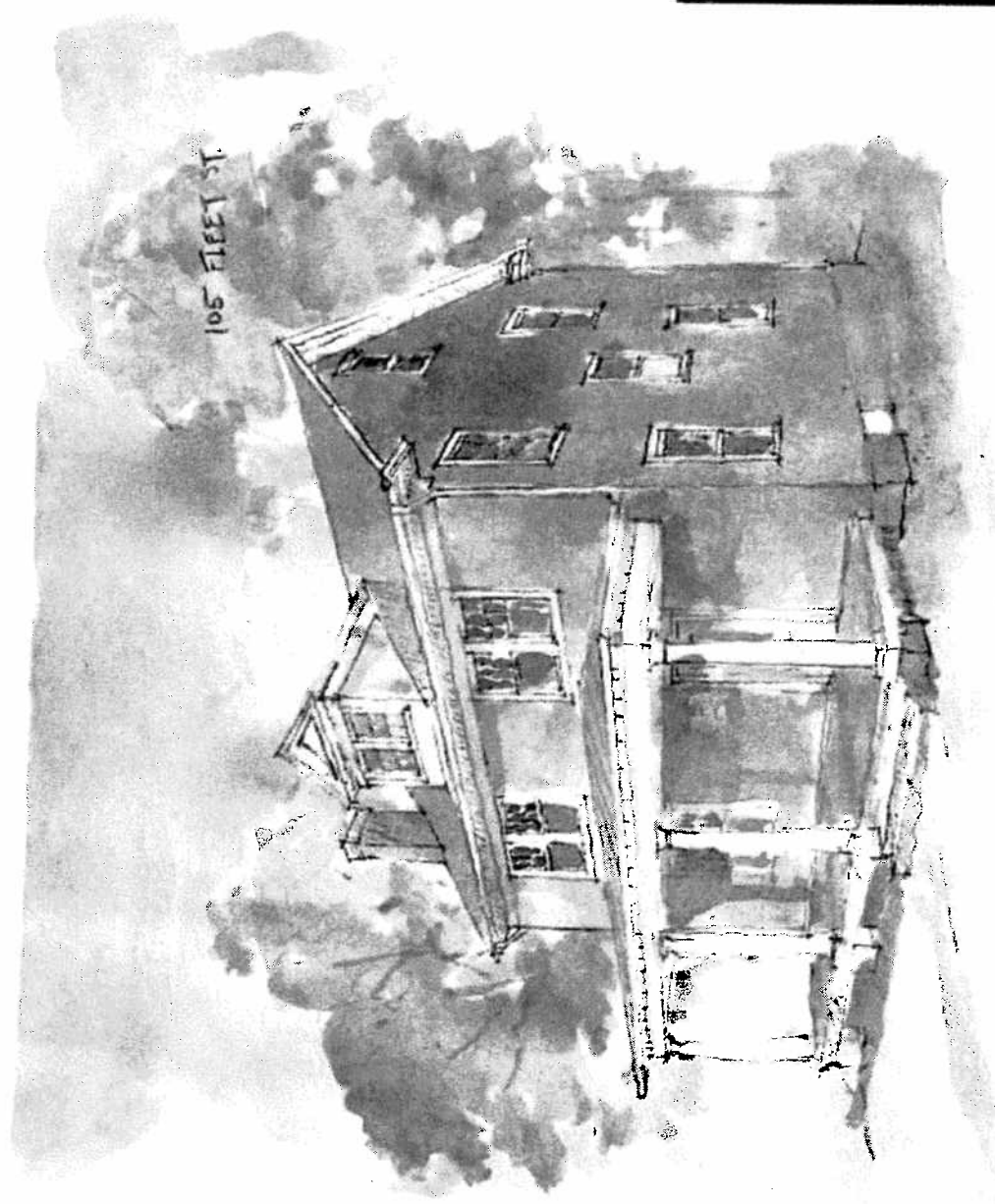


101 Fleet Street

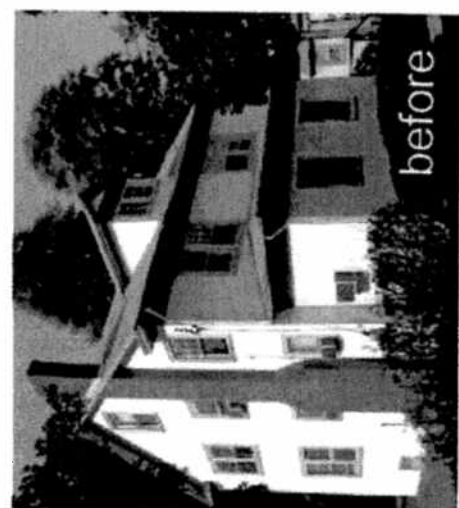


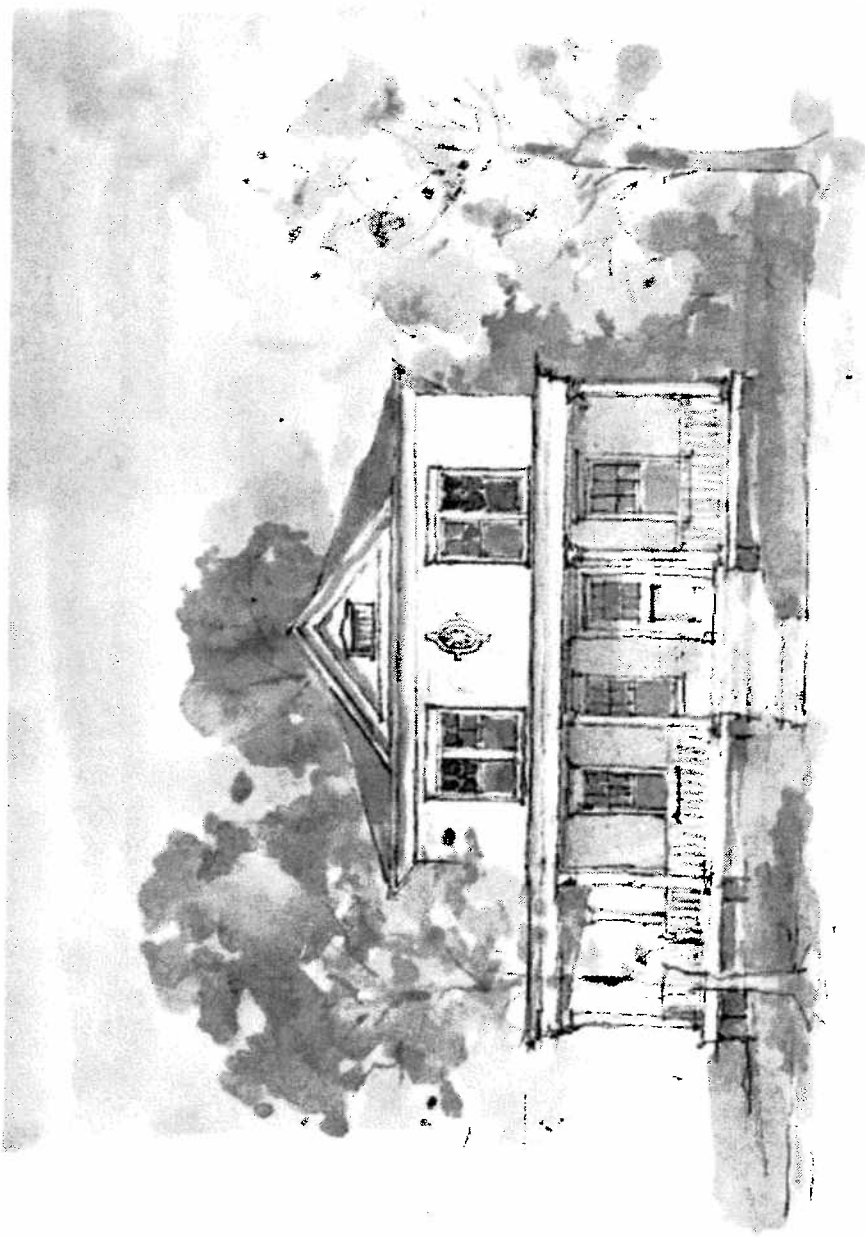


103 Fleet Street

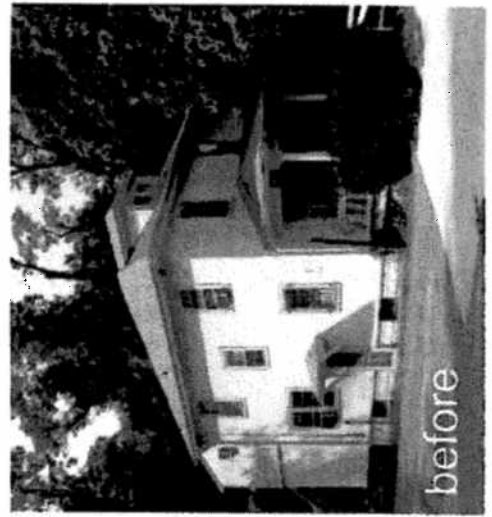
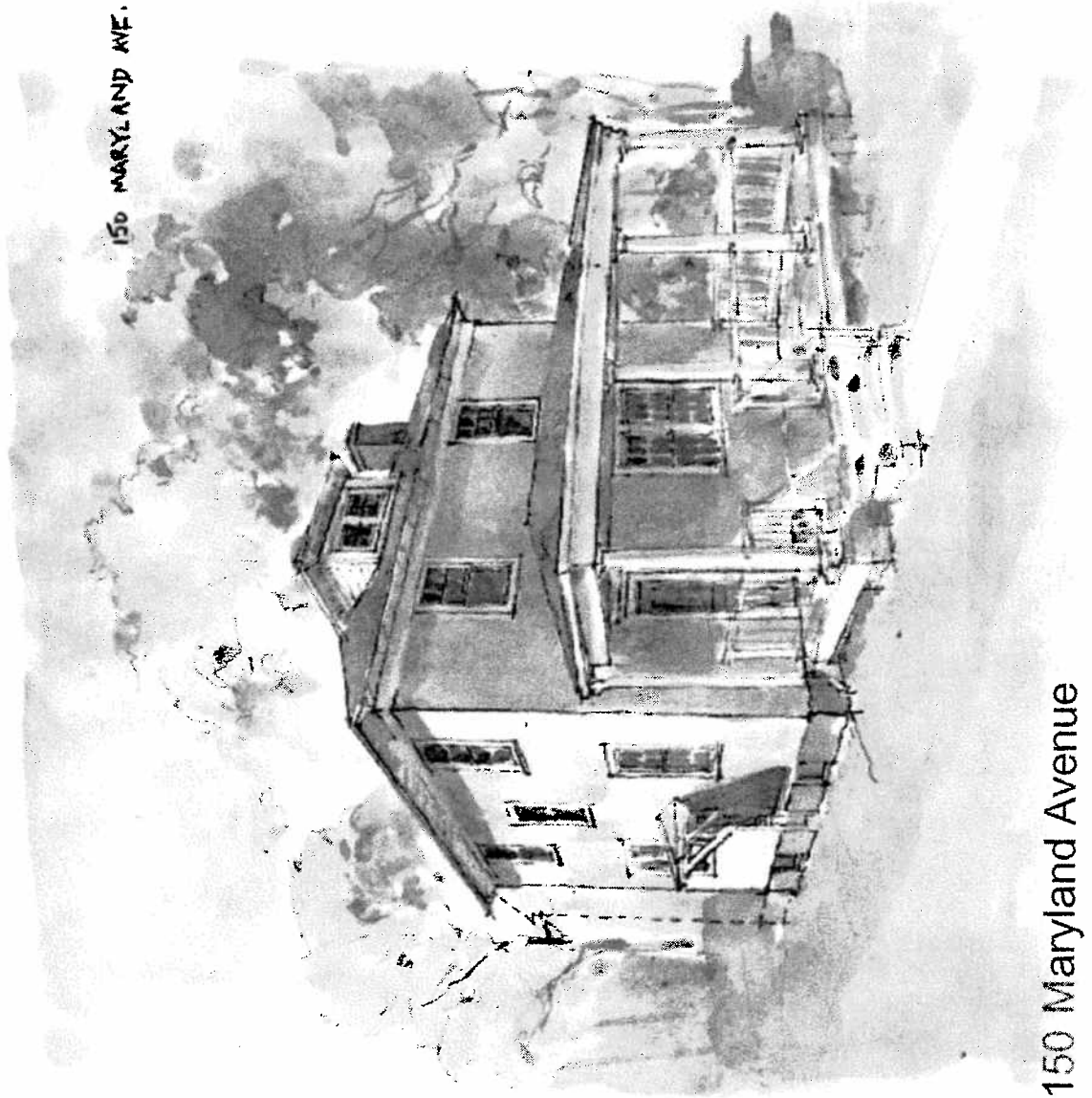


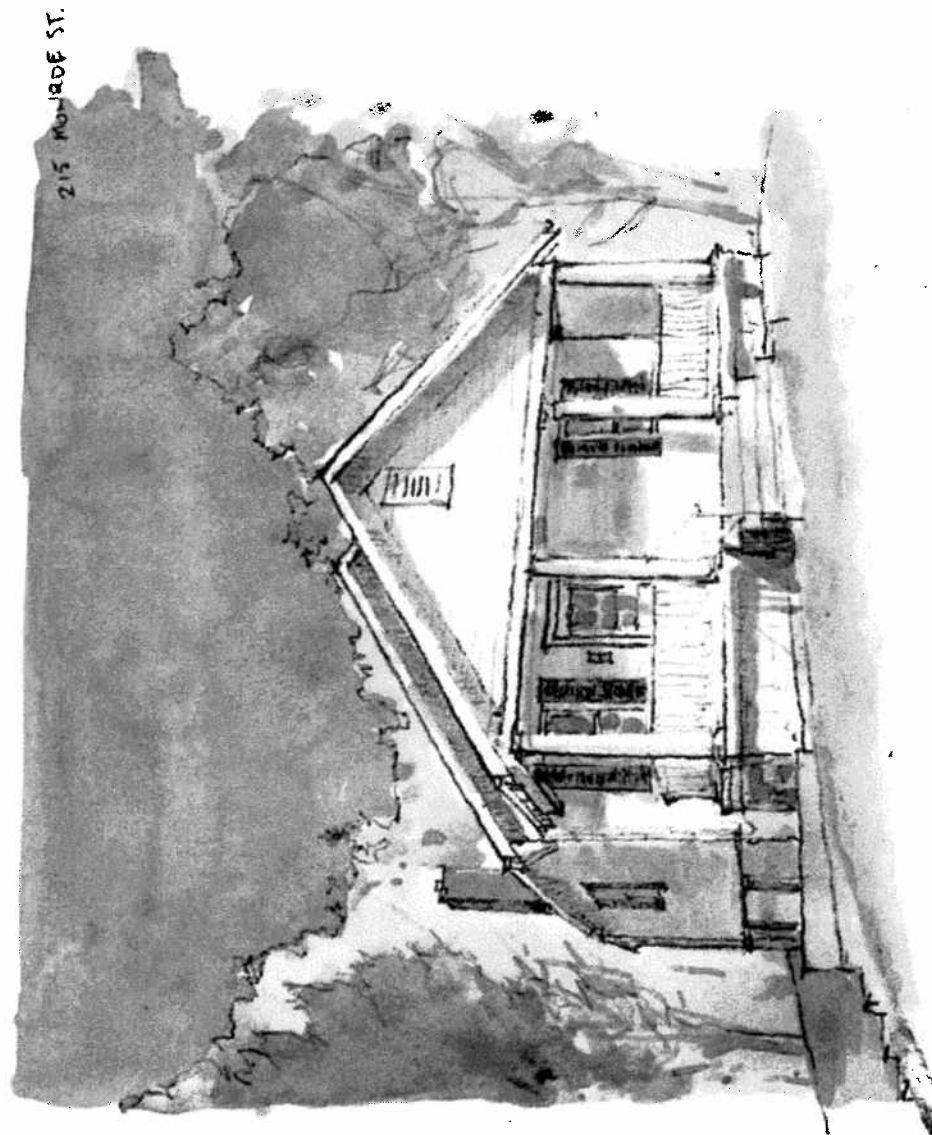
105 Fleet Street





107 Fleet Street





215 Monroe Street (Typical Shotgun House)

FIRM PROFILE

Miche Booz Architect, Inc., located in Brookeville, Maryland and founded in 1994, by Miche Booz, AIA, is a full service architectural and planning firm. Soon after the firm's inception, a competition was held for the design of the Sandy Spring Museum; Miche Booz Architect, Inc. won that competition and the project has since won numerous awards. As with many of our projects, the design of the Sandy Spring Museum reflects a thorough knowledge of local historic architecture and of the community's rich history.

The practice continues to emphasize the importance of local vernacular architecture and historical significance in our designs. Most of the firm's projects are located in Montgomery County and incorporate aspects of historic preservation, adaptive re-use, renovation and local history and knowledge.

SELECTED RELEVANT PROJECTS

Project Name: **The Sandy Spring Museum and Library Annex**

Location: Sandy Spring, Maryland

Project Scope: Master planning and full architectural services for a 10,000 SF museum created in the historic section of Sandy Spring. The building is envisioned not just as a museum, but also as a center for community and cultural events, research and living history. The design intent was to compose a collection of buildings both civic and vernacular, to house a complex program which includes an exhibit hall, meeting room, gift shop, staff wing, storage area, library and gallery. The building wraps a courtyard, which is used for outdoor events and will contain a bandstand in the future. This new timber framed structure was designed to preserve the historic character and past of the Sandy Spring area. More recently the firm was re-hired to design a new library annex for the museum.

Project Name: **Norwood Carriage House**

Location: Sandy Spring, Maryland

Project Scope: Full architectural services for the restoration and adaptive re-use of the historic carriage house at the Norwood Mansion into recreational and office space on the lower level and an apartment above for a private residence. This project was presented to the Historic Preservation Commission for their review and approval.

Project Name: **Brookeville Woolen Mill Worker's House**

Location: Brookeville, Maryland

Project Scope: Full architectural services for the restoration and adaptive re-use of an existing woolen mill worker's house into a private residence. Great care was taken to preserve the existing stone ruins, including the restoration of an existing fireplace and chimney into a modern 2,600 SF residence, which reflects its existing historic roots.

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Project Name: **Brookeville School House**

Location: Brookeville, Maryland

Project Scope: Architectural services for the restoration of the historic one-room schoolhouse in Brookeville, Maryland. Our services included existing documentation, construction documentation, permitting and supervision of the construction. This project entails restoring the original character and structure of the early one room schoolhouse for visitors' tours and as an interpretive space. This project was presented to the Historic Preservation Commission for their review and approval.

Project Name: **Olney Boys and Girls Club**

Location: Olney, Maryland

Project Scope: Consulting architectural services for the restoration of the Falling Green Barn. Provided a structural analysis of timbers, siding, roofing and foundation. Also provided a consultation for the historic house at Falling Green and presented findings to the Historic Preservation Commission.

Project Name: **Forest Glen Seminary Redevelopment Proposal**

Location: Silver Spring, Maryland

Project Scope: Developed a comprehensive "new urban" master plan for the seminary property redevelopment.

Project Name: **Dodona Manor**

Location: Leesburg, Virginia

Project Scope: Dodona Manor was the home of General George C. Marshall and is a national historic landmark and listed in the Virginia Landmarks Register. We provided Architectural restoration services and structural analysis for the work that was performed on the exterior of the home. We also produced a booklet of watercolors depicting each of the rooms or areas designated for restoration to facilitate a fund-raising campaign to restore the interior of the home. This booklet was sent to each of the 16 countries, which were beneficiaries of the Marshall Plan, to adopt a room for rehabilitation and conservation.

Project Name: **Sandy Spring Friends Meeting**

Location: Sandy Spring, Maryland

Project Scope: In conjunction with the Sandy Spring Friends Meeting long-range planning committee, we provided conceptual and schematic design for the future expansion and renovation of the Sandy Spring Friends Meeting, Community House and conceptual plans for a new education building.

Other projects of note: Brookeville Woolen Mill restoration/addition, Tusculum Farm House and Barns restorations and additions, Rosemont Farm House restoration

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SELECTED AWARDS

Sandy Spring Museum	Potomac Valley AIA, Honor Award, 1997 Potomac Valley AIA, Merit Award, 1998 Montgomery Preservation, Preservation Award, 1998
Norwood Carriage House	Montgomery Preservation, Preservation Award, 1999
Brookville Woolen Mill Worker's House	Potomac Valley AIA, Merit Award, 2001 Montgomery Preservation, Preservation Award, 2001
Brookeville Schoolhouse Restoration	Montgomery Preservation, Preservation Award, 2004
Tusculum Farm House Restoration	Montgomery Preservation, Preservation Award, 2005
Woodlawn Stone Barn Restoration	Montgomery Preservation, Preservation Award, 2006

ABOUT THE PRINCIPAL

Miche Booz, AIA is principal and founder of Miche Booz Architect, Inc. He received a B.A. in Fine Arts in 1975 and a Master of Architecture in 1987 from the University of Maryland. He is a licensed architect in Maryland, Washington DC, Virginia and Florida. Mr. Booz has experience in a full range of project types and services, including program planning, master planning, adaptive reuse, remodeling, renovation and historic preservation. He has well established design skills, which he combines with a special sensitivity for the unique requirements of each project. He has extensive previous experience working with The Historic Preservation Commission and the various local agencies in Montgomery County.

Mr. Booz has a special interest in historic structures. He served three years as chair of the Local Advisory Panel for the town of Brookeville to the Historic Preservation Commission, as well as eight years on the Brookeville town planning board. Mr. Booz has also served on the Board of Directors of the Brookeville Academy and Friends Elementary School. He received the 2002 Montgomery Preservation award for Outstanding Individual Contributor and the 2004 Outstanding Architect award. Mr. Booz was also the co-founder and co-chair of the "Save the Brookeville Schoolhouse Committee".

Miche Booz was the artist and designer for the historic town maps of Brookeville, Olney, Sandy Spring, Hyattsville, and Clarksburg. His paintings were also used to illustrate the publication - "A Walking Tour of the Historic Sites of Sandy Spring, Maryland" produced by the Greater Sandy Spring Green Space, Inc.

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